



Envision Utah

How we grow matters.



Envision Utah

How we grow matters.

Founded in 1997 by concerned citizens

Nonprofit, nonpartisan, voluntary

Partnership of business, government, community



**Help Utahns look ahead to solve future challenges
and create the communities they want.**



Envision Utah

How we grow matters.



Utah's Vision
Standard Reports



Envision Utah

How we grow matters.



Utahns'
Values



Stakeholders



Scenarios



Public
Input



Vision

UTAH IS GROWING

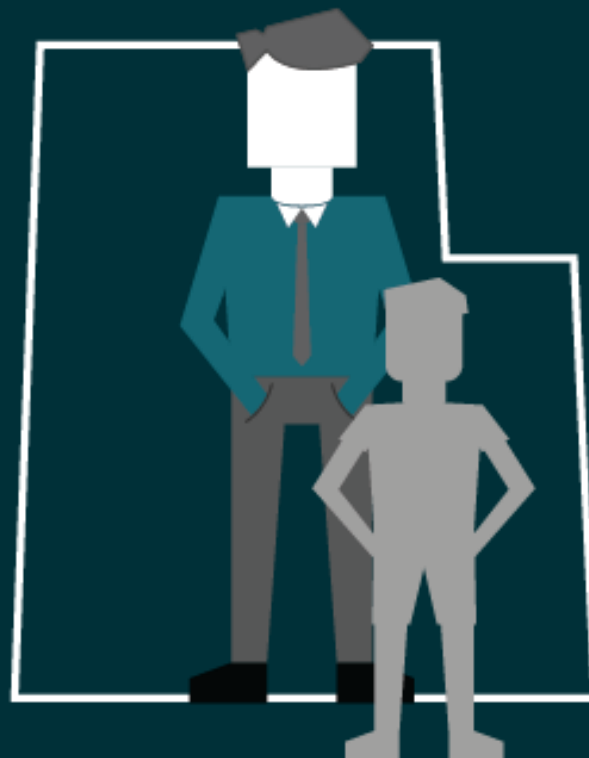
TODAY

*There are
3 million
people
living in
Utah*



2050

*By 2050 there will
be 5.4 million -
the population
will nearly
double in 35
years!*



THE CHALLENGE OF GROWTH

How do we keep life along the Wasatch Front . . .

. . . convenient?

. . . affordable?

. . . enjoyable?

How do we ensure that our children can stay in Utah and live in communities with good quality of life?





YOUR UTAH, YOUR FUTURE
VISION FOR 2050

“In Utah, we don’t believe in sitting back and seeing where growth will take us. We seek to be visionary and to actively secure our future. Together, we will develop a voluntary, locally-implemented, market-driven vision to help keep Utah beautiful, prosperous, healthy and neighborly for current residents and future generations.”

Governor Gary R. Herbert,
honorary co-chair of Envision Utah
October 29, 2013



WHAT WE WERE ABLE TO DO

11 issues that affect the future of Utah

400 Utah experts brought together to develop choices for 2050

52,845 Utahns responded to the survey



**The best understanding ever of what
Utahns want for the future.**

The largest statistical database Dan Jones/Cicero has ever gathered



TRANSPORTATION & COMMUNITIES

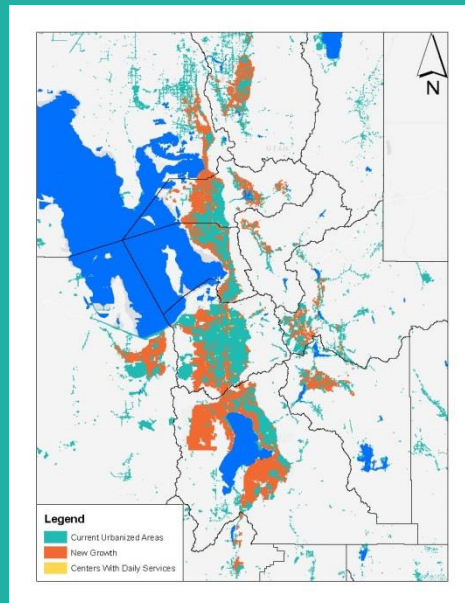


Growth Scenarios

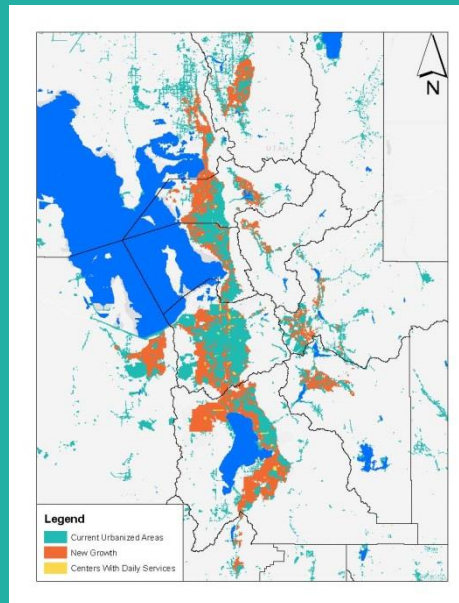
Variables:

- Housing mix
- Organization of centers

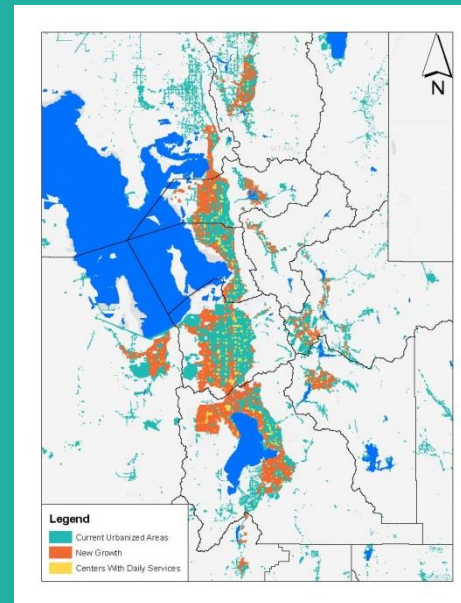
Current Trend



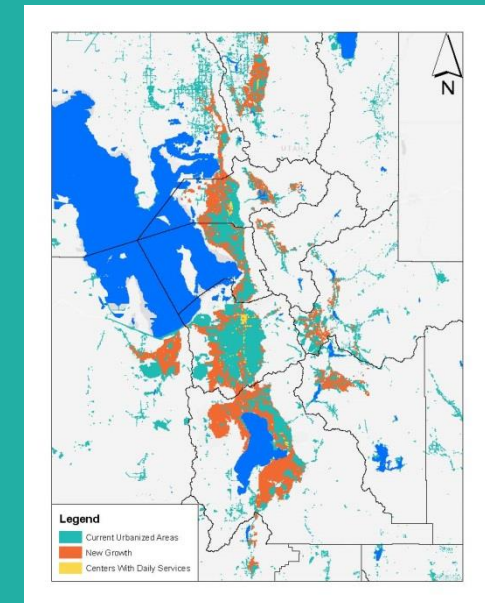
Accidental,
Opportunistic Centers



Deliberate, Organized
Pattern of Centers



Large Urban Centers;
Center-less Suburbia

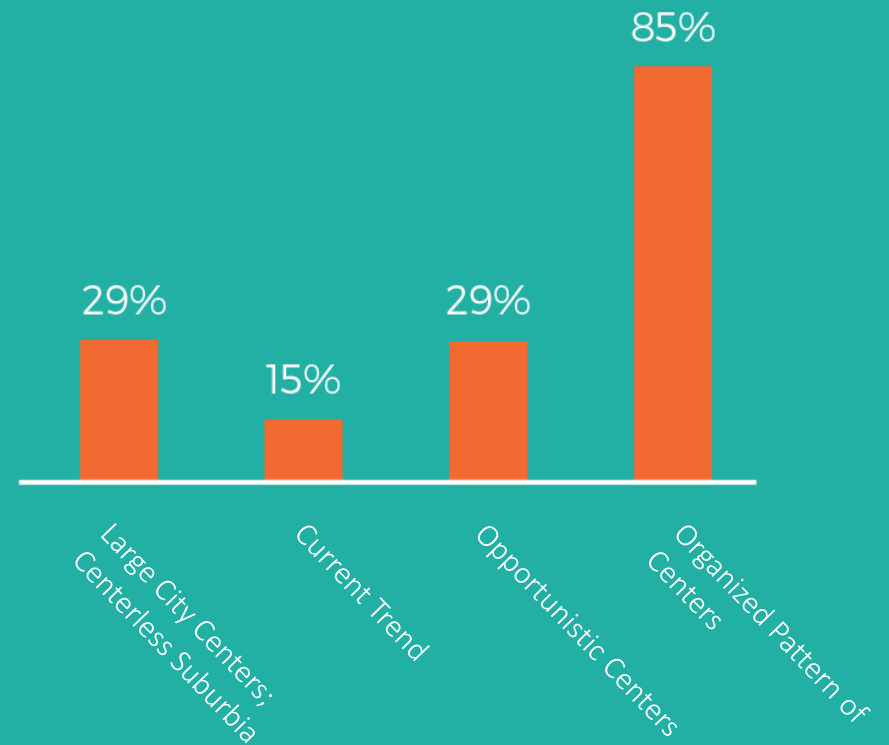


SUMMARY OF SCENARIOS

Total New Developed Acres



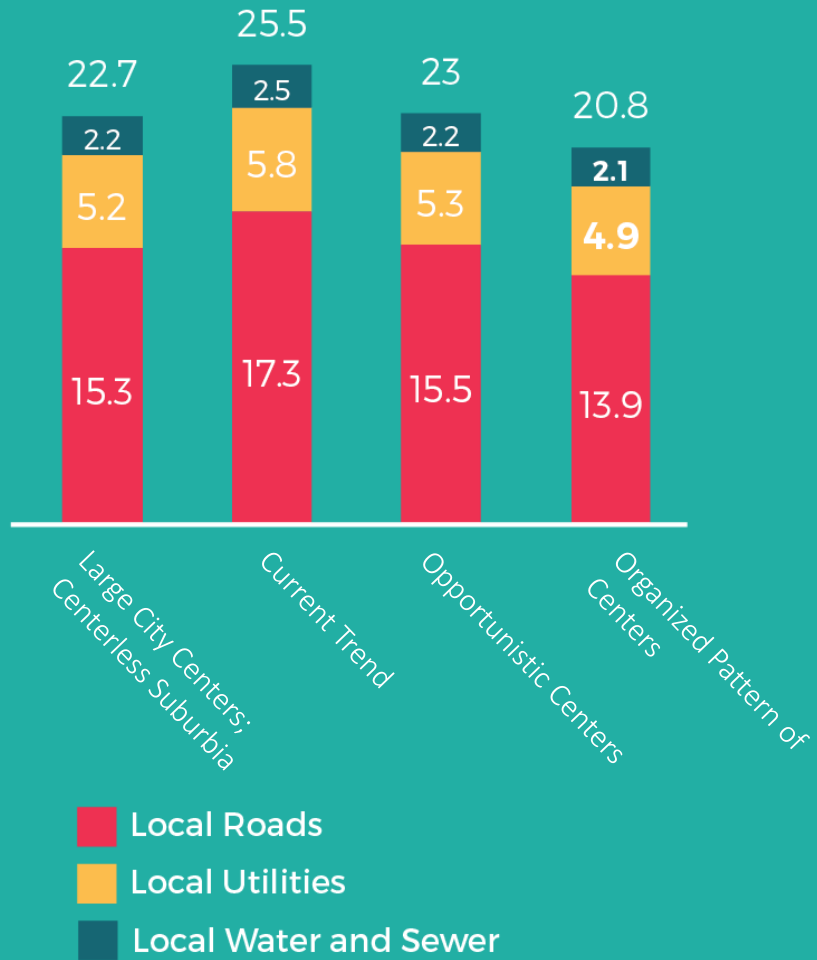
Percent of Households within One Mile of a Center with Daily Services



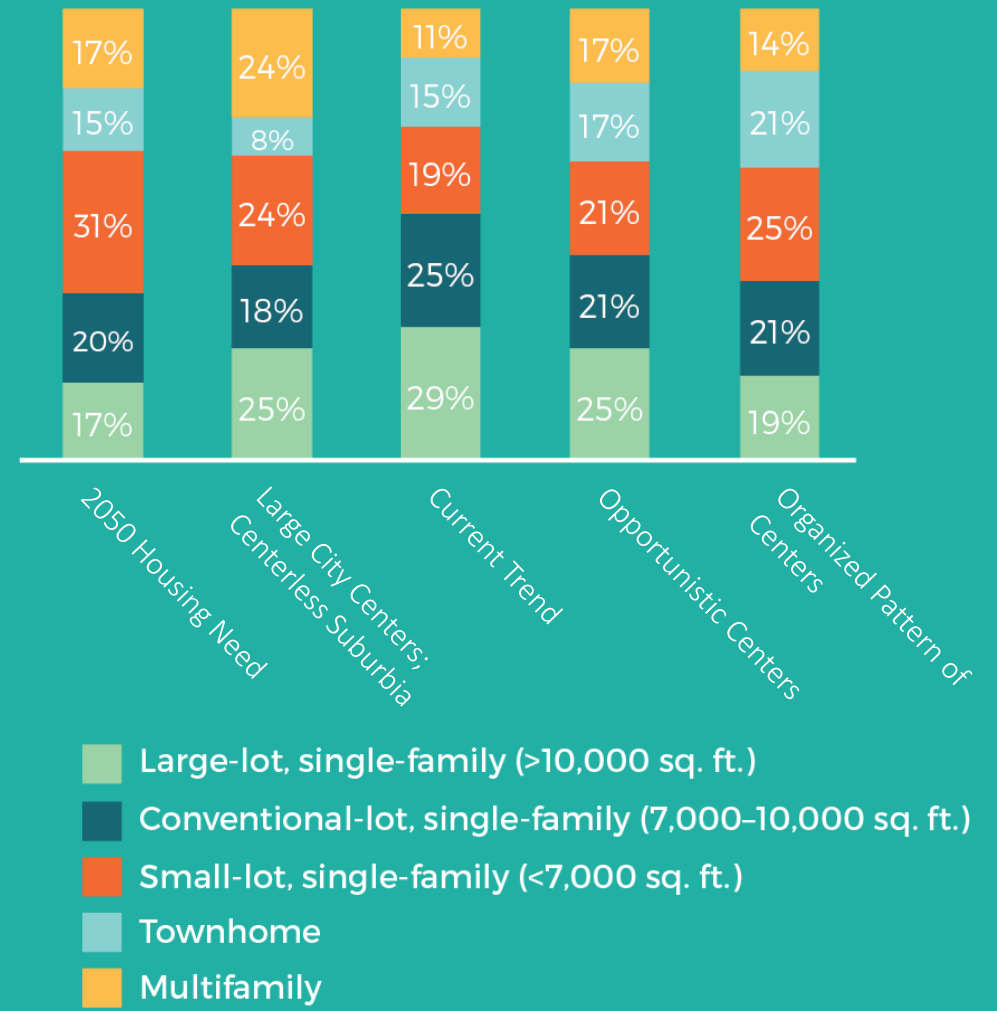
SUMMARY OF SCENARIOS

Local Infrastructure Costs

In Billions of Dollars



New Development Housing Mix



TRANSPORTATION AND COMMUNITIES RESULTS: SCENARIO CHOICES STATEWIDE

Communities designed for walking,
transit, short drives, and housing variety

(QUAKING ASPEN & SEGO LILY)

82%

Communities not designed for walking,
transit; average drives; housing variety

(SEAGULL)

8%

Mostly single-family homes and long
driving distances

(BONNEVILLE TROUT)

6%

High rises in downtowns; single-family
homes and long commutes in suburbs

(ALLOSAURUS)

6%

TRANSPORTATION AND COMMUNITIES RESULTS: SCENARIO CHOICES OREM

Communities designed for walking,
transit, short drives, and housing variety

(QUAKING ASPEN & SEGO LILY)

78%

Communities not designed for walking,
transit; average drives; housing variety

(SEAGULL)

14%

Mostly single-family homes and long
driving distances

(BONNEVILLE TROUT)

3%

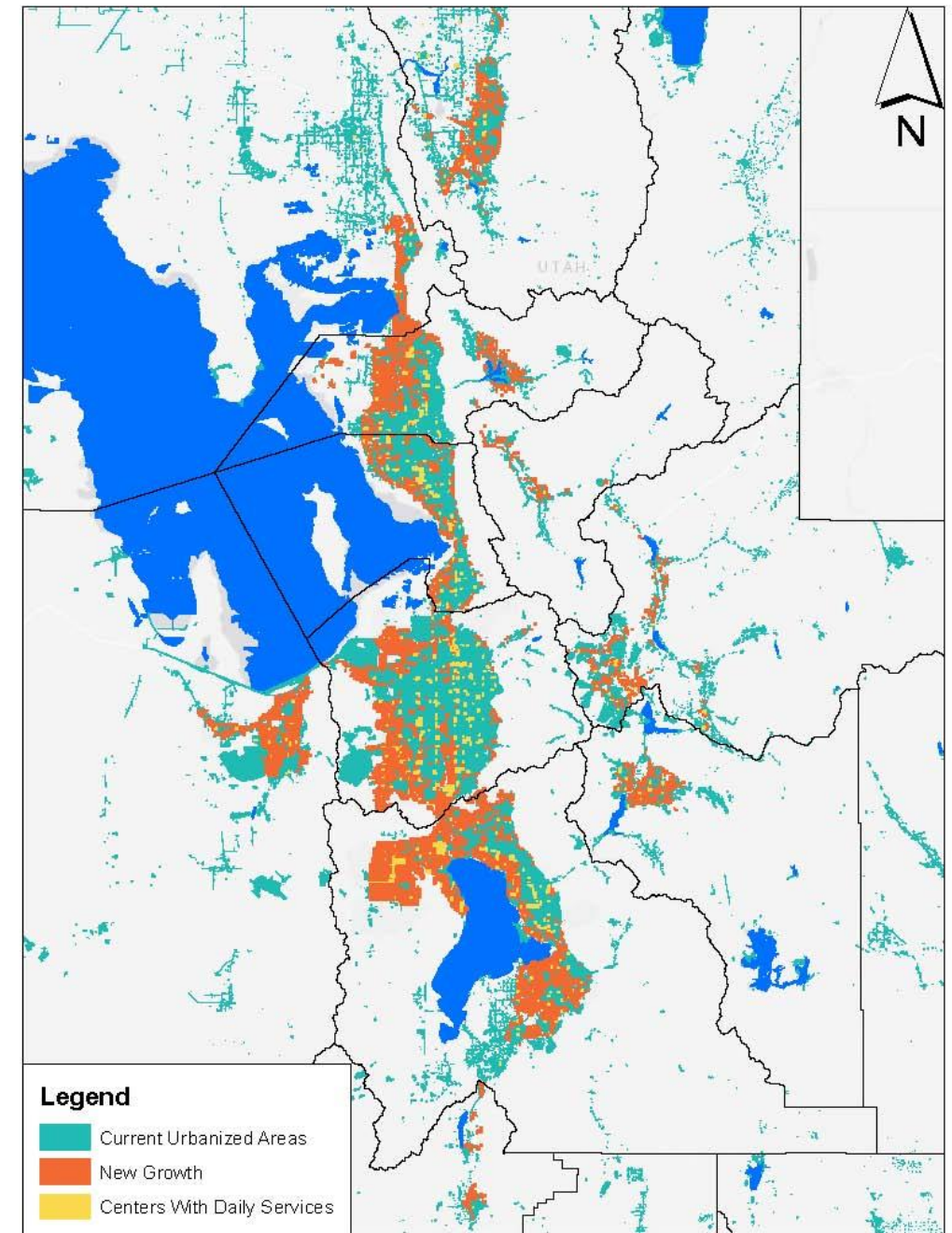
High rises in downtowns; single-family
homes and long commutes in suburbs

(ALLOSAURUS)

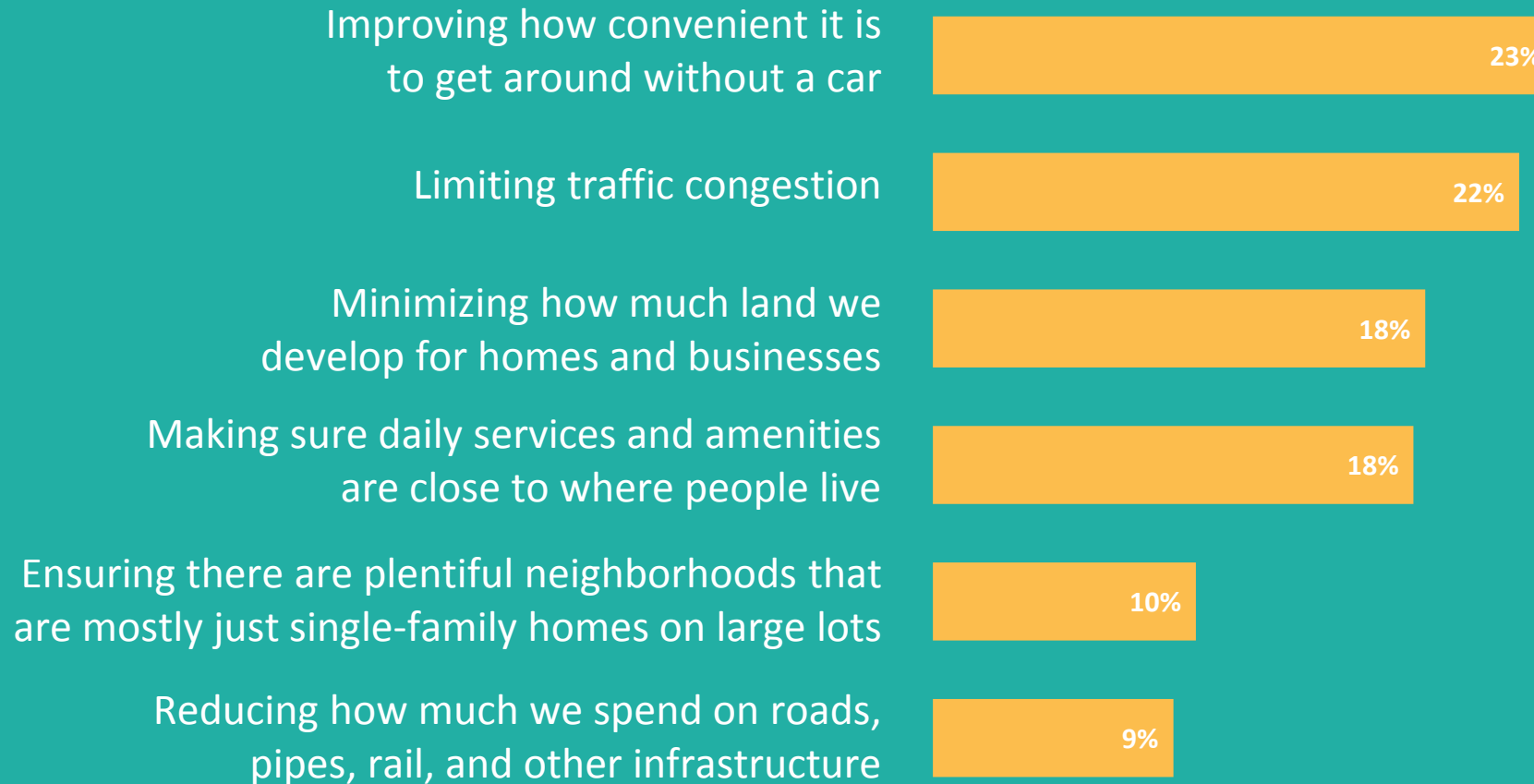
4%

Deliberate, Organized Pattern of Centers

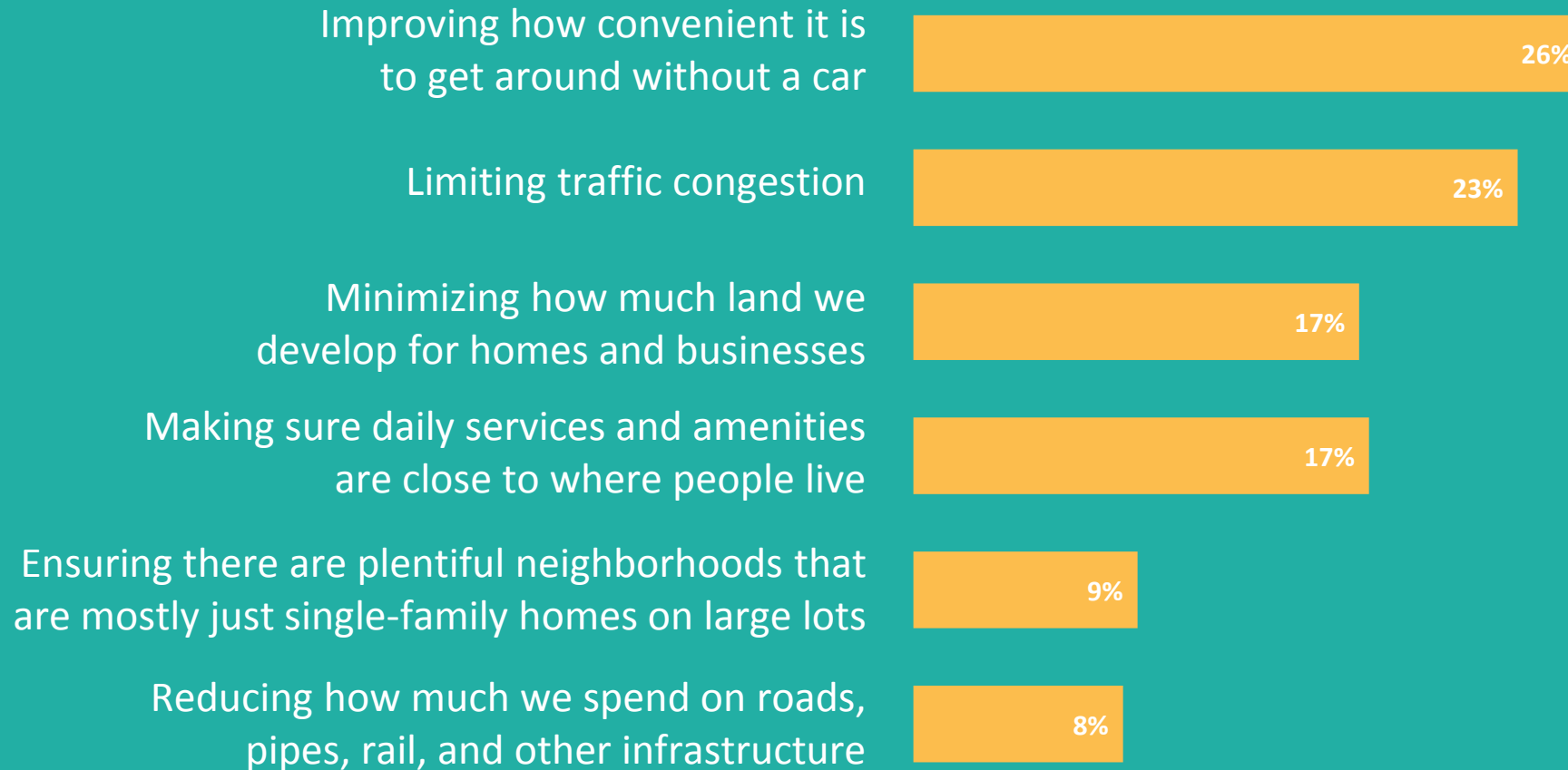
- Growth guided by market, and cities plan and cooperate together
- There is a focus on creating many mixed-use centers close to households
- Variety of housing in most communities
- Good match to housing needs
- Most communities designed for walkability, convenience, and shorter car trips



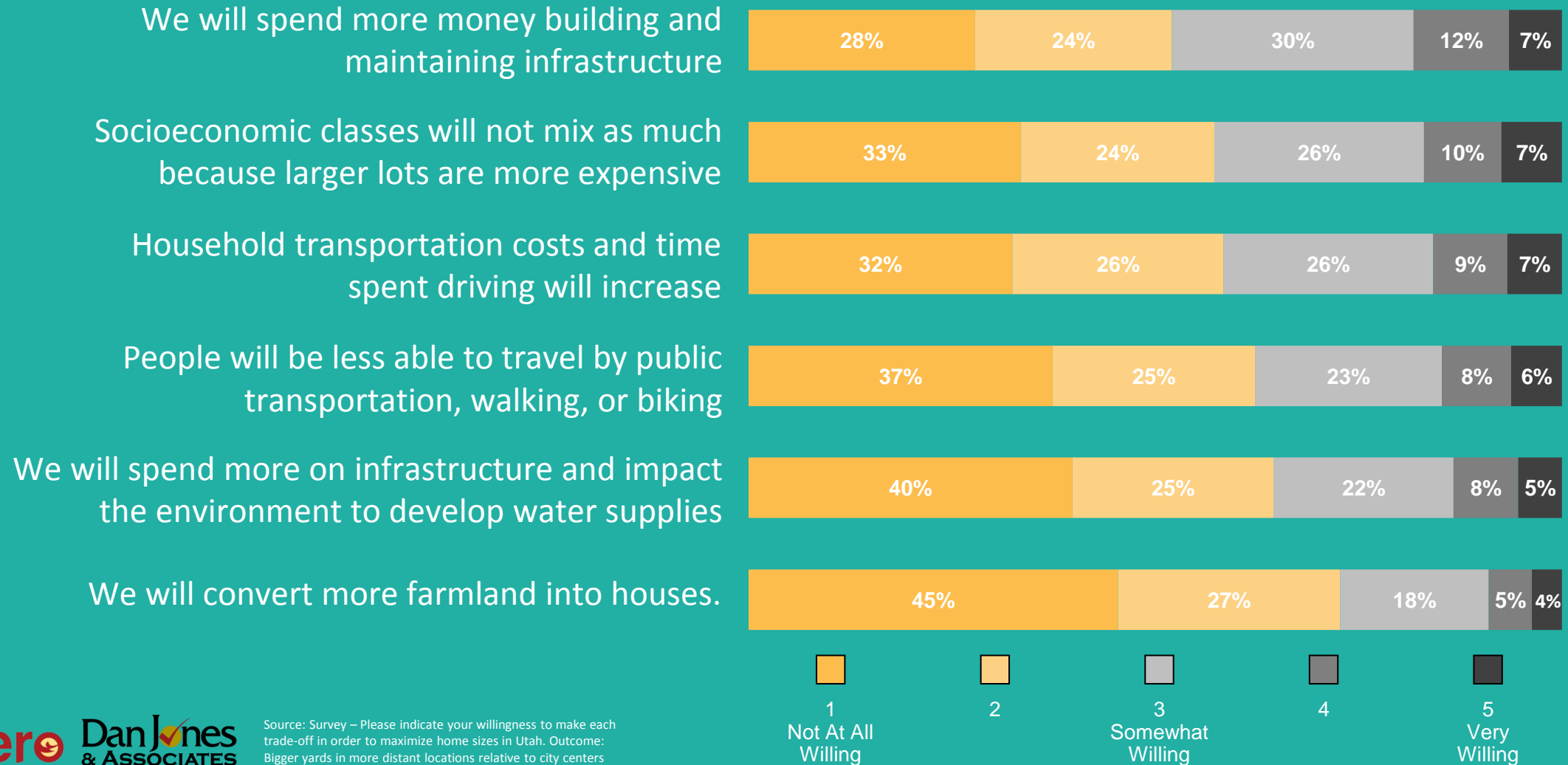
TRANSPORTATION AND COMMUNITIES RESULTS: IMPORTANT OUTCOMES STATEWIDE



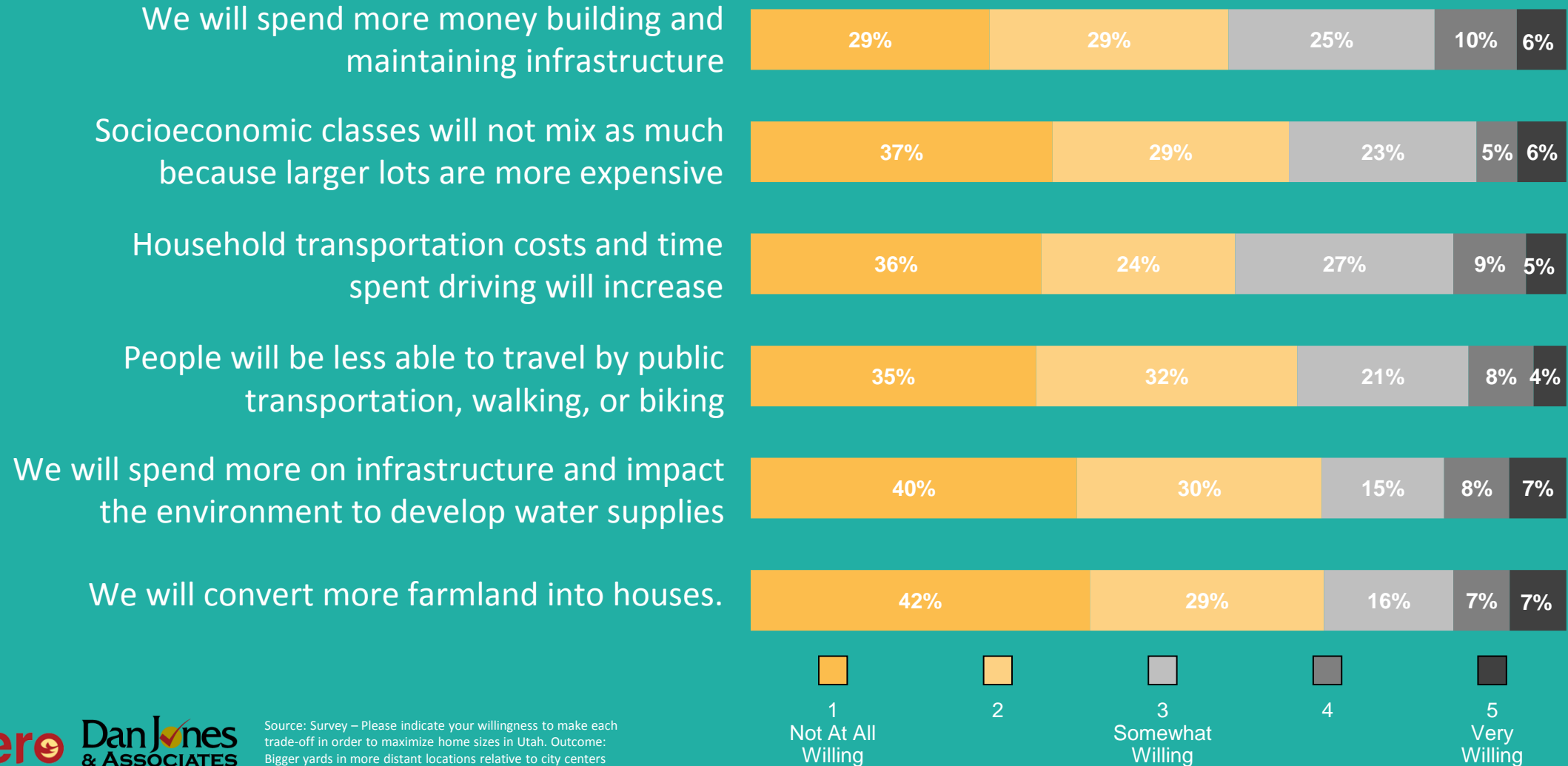
TRANSPORTATION AND COMMUNITIES RESULTS: IMPORTANT OUTCOMES OREM



WHAT UTAHNS ARE WILLING TO DO TO HAVE LARGER HOME LOT SIZES STATEWIDE



WHAT UTAHNS ARE WILLING TO DO TO HAVE LARGER HOME LOT SIZES OREM



WHAT UTAHNS ARE WILLING TO DO TO HAVE MIXED-USE CENTERS STATEWIDE

We will have to design to be more convenient for pedestrians and cyclists, a little less convenient for cars.



Mixed-use centers would have to be distributed throughout the urban area to put them close to people.



Traffic congestion might increase slightly near you, though you wouldn't have to travel as far.



1
Not At All
Willing

2

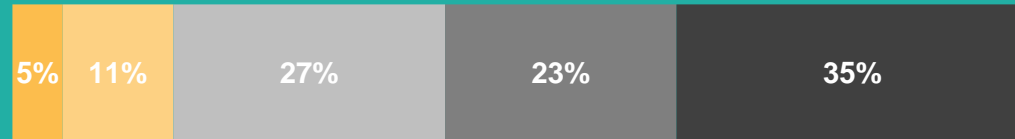
3
Somewhat
Willing

4

5
Very
Willing

WHAT UTAHNS ARE WILLING TO DO TO HAVE MIXED-USE CENTERS OREM

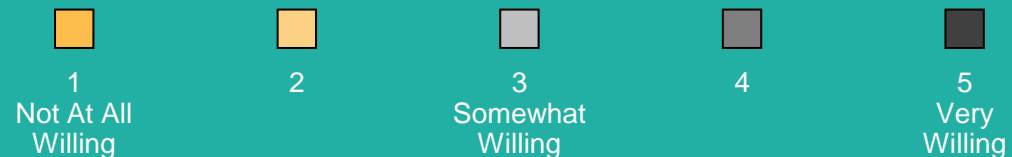
We will have to design to be more convenient for pedestrians and cyclists, a little less convenient for cars.



Mixed-use centers would have to be distributed throughout the urban area to put them close to people.



Traffic congestion might increase slightly near you, though you wouldn't have to travel as far.



HOUSING & COST OF LIVING



HOUSING AND COST OF LIVING RESULTS: SCENARIO CHOICES STATEWIDE

Reasonable housing and transportation costs
(QUAKING ASPEN & SEGO LILY)

78%

Reasonable housing costs; average
transportation costs
(SEAGULL)

16%

High housing costs; high transportation
costs in suburbs, low in downtowns
(ALLOSAURUS)

4%

High housing and transportation costs
(BONNEVILLE TROUT)

3%

HOUSING AND COST OF LIVING RESULTS: SCENARIO CHOICES OREM

Reasonable housing and transportation costs

(QUAKING ASPEN & SEGO LILY)

78%

Reasonable housing costs; average
transportation costs

(SEAGULL)

8%

High housing costs; high transportation
costs in suburbs, low in downtowns

(ALLOSAURUS)

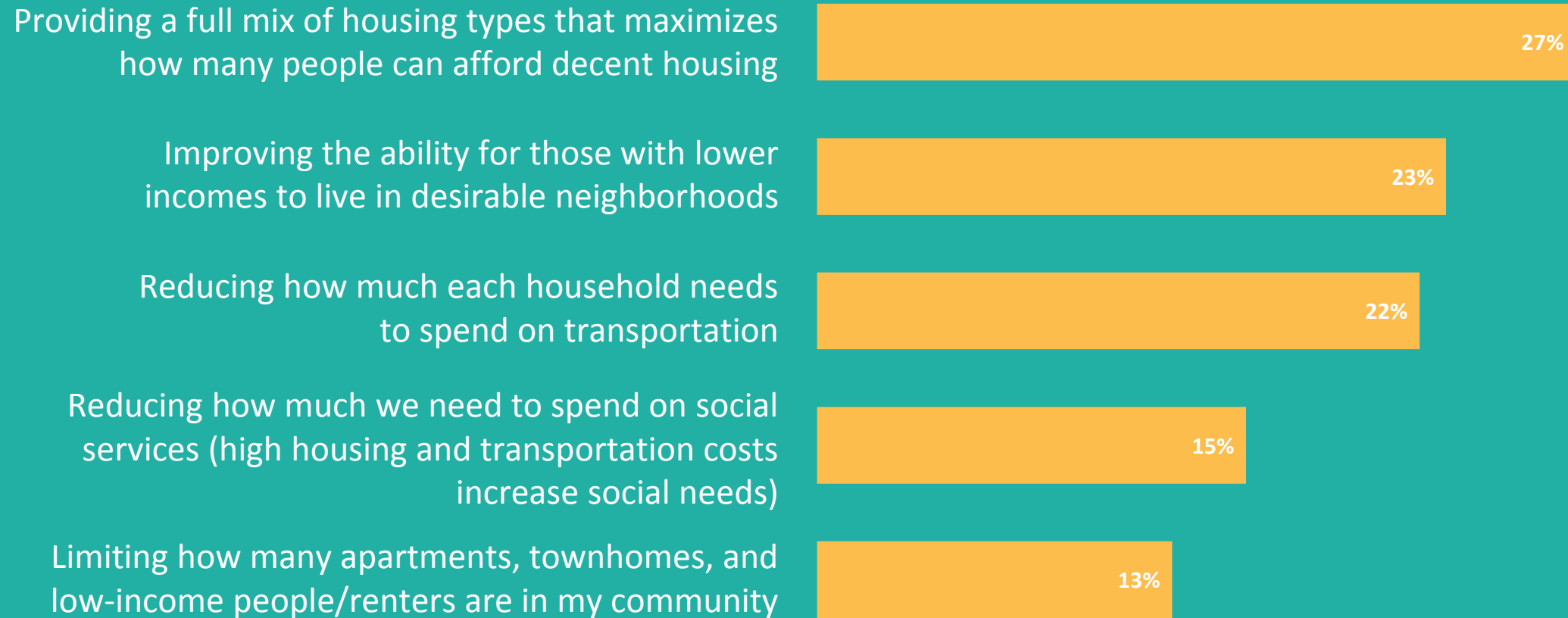
6%

High housing and transportation costs

(BONNEVILLE TROUT)

8%

HOUSING AND COST OF LIVING RESULTS: IMPORTANT OUTCOMES STATEWIDE



HOUSING AND COST OF LIVING RESULTS: IMPORTANT OUTCOMES OREM

Providing a full mix of housing types that maximizes how many people can afford decent housing

28%

Improving the ability for those with lower incomes to live in desirable neighborhoods

27%

Reducing how much each household needs to spend on transportation

21%

Reducing how much we need to spend on social services (high housing and transportation costs increase social needs)

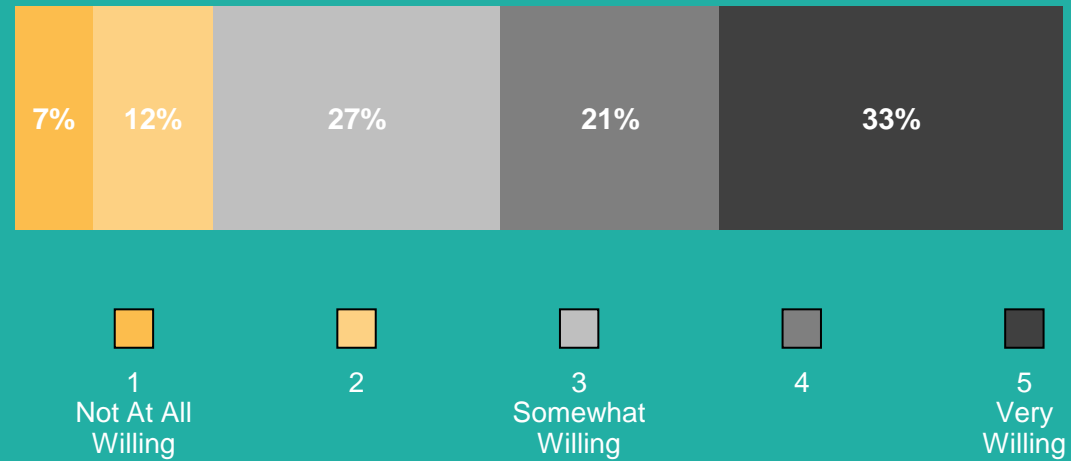
14%

Limiting how many apartments, townhomes, and low-income people/renters are in my community

10%

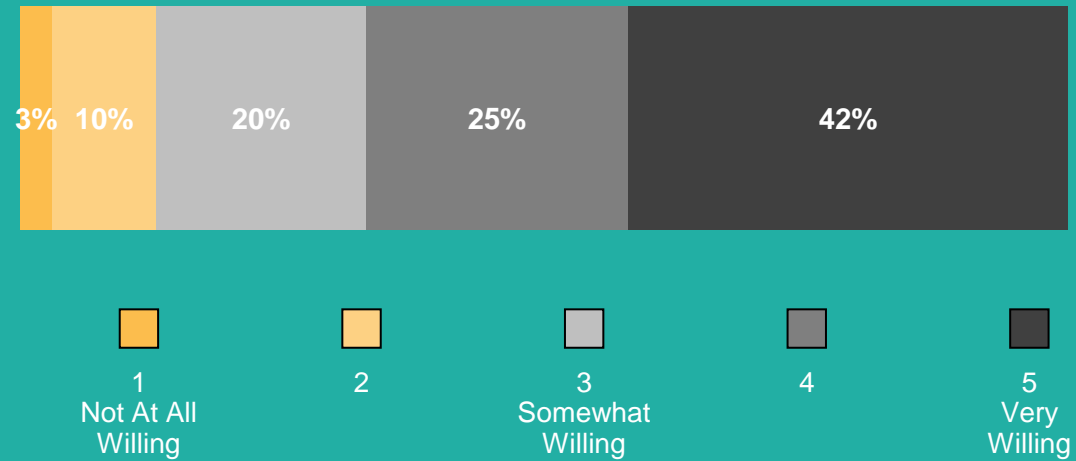
WHAT UTAHNS ARE WILLING TO DO TO INCREASE HOUSING OPTIONS IN UTAH STATEWIDE

More communities will have to allow a variety of housing types other than large-lot homes (small lots, townhomes, apartments, duplexes, mother-in-law and basement apartments, etc.).



WHAT UTAHNS ARE WILLING TO DO TO INCREASE HOUSING OPTIONS IN UTAH OREM

More communities will have to allow a variety of housing types other than large-lot homes (small lots, townhomes, apartments, duplexes, mother-in-law and basement apartments, etc.).



YOUR UTAH, YOUR FUTURE VISION:
A PATTERN OF CENTERS

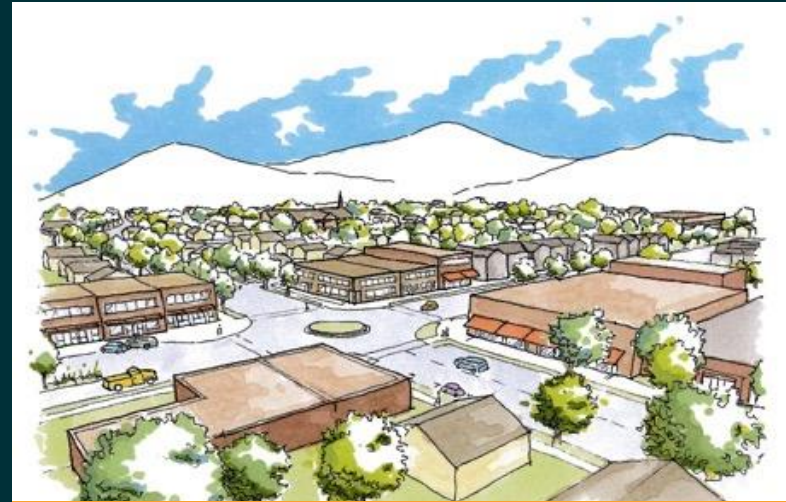


COMMUNITY CENTERS

- Range of centers at different scales
- Mixed uses
- Close to where people live



NEIGHBORHOOD CENTERS



VILLAGE CENTERS



TOWN CENTERS



URBAN CENTERS



Image Landsat

Google earth

40°32'23.36" N 111°50'57.79" W elev 4770 ft eye alt 6101 ft

1997



© 2013 Google

Google earth

40°35'20.81" N 111°50'43.86" W elev 4797 ft eye alt 6100 ft

1993



Google earth

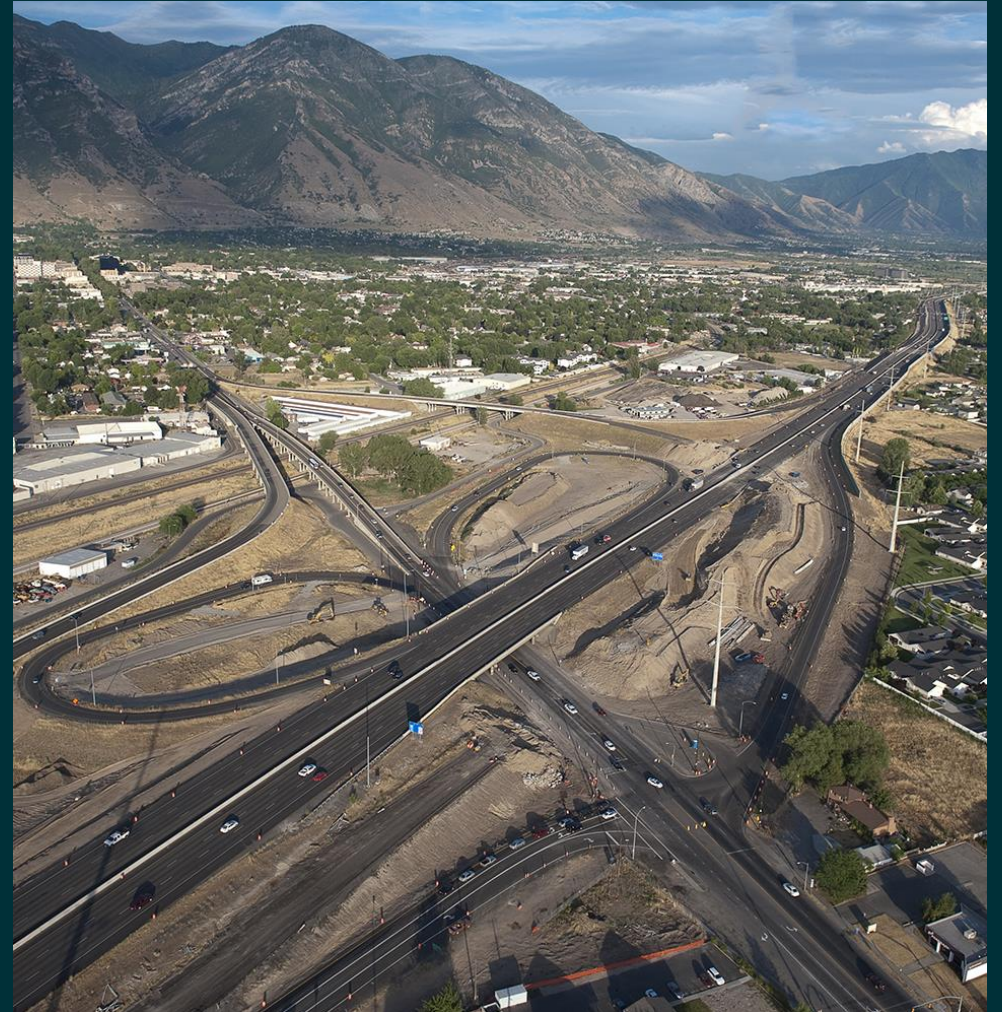
Image Landsat

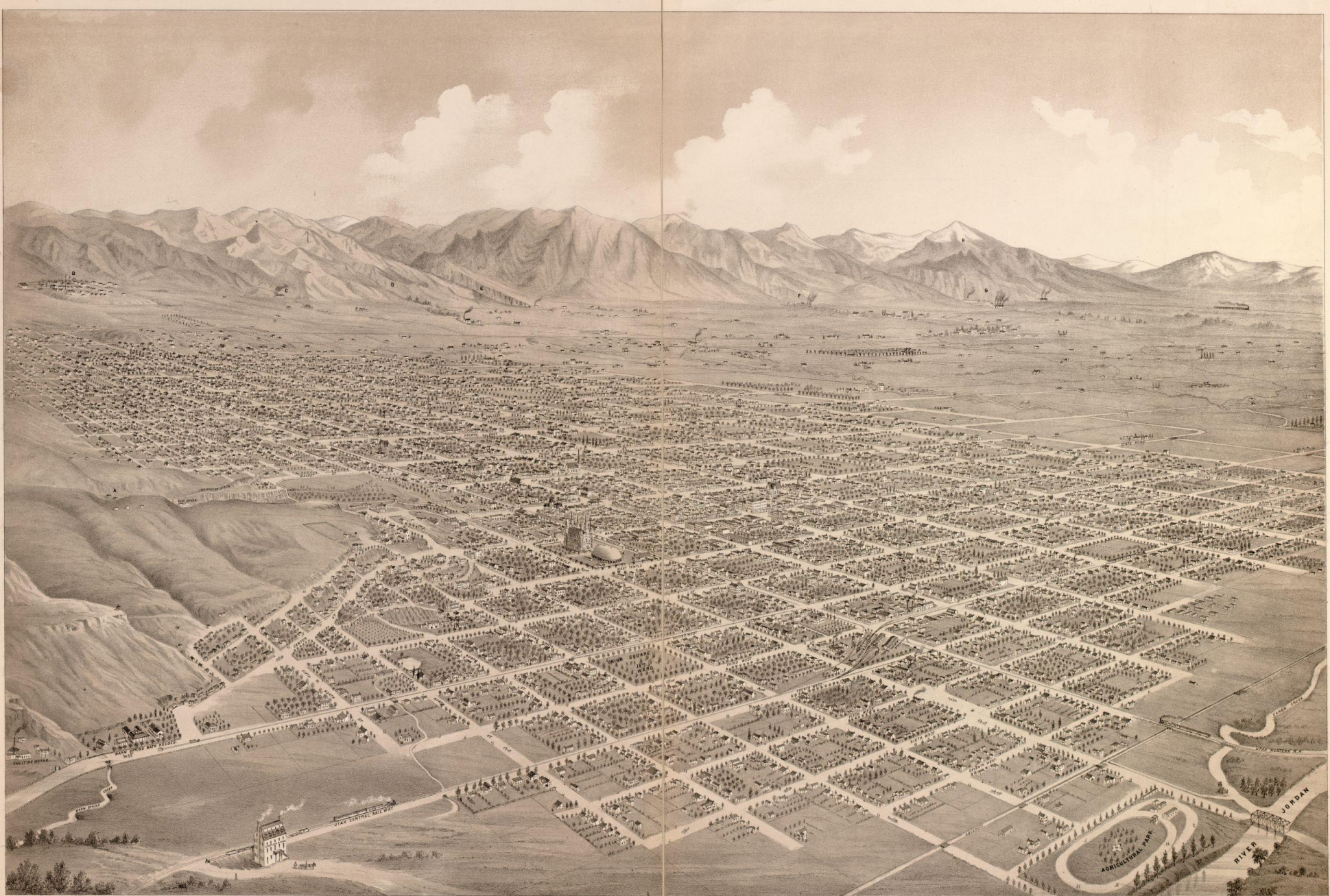
300 ft



WHAT UTAHNS WANT FROM CENTERS

- Walkable/bikeable
- Access to public transportation
- Variety of housing types
- Mixed use
- Networks of parks and trails
- Better air quality
- Lower infrastructure costs





DRAWN & PUBLISHED BY C. S. DUNN, SALT LAKE CITY.

75-696614



REFERENCES:

Salt Lake City, the metropolis of Utah, has a population of about 30,000 inhabitants. It is situated on a high plain, and is surrounded by mountains. The city is divided into wards, and is governed by a city council. The principal public buildings are the Court House, the City Hall, the School House, and the Temple. The city is also known for its industry, and is a center of commerce for the region.

BIRDS-EYE VIEW OF
SALT LAKE CITY,
FROM THE NORTH, LOOKING SOUTH-EAST,
UTAH,
1875.

REFERENCES:

Salt Lake City, 4,500 ft. above the sea level, situated at the southern end of the Great Salt Lake Basin, in an angle of the Wasatch Mountains, settled by the Mormons in 1840. The first Salt Shed was built in 1840. There are now some 100 Salt Sheds in operation. The city is situated on a high plain, and is surrounded by mountains. The city is divided into wards, and is governed by a city council. The principal public buildings are the Court House, the City Hall, the School House, and the Temple. The city is also known for its industry, and is a center of commerce for the region.

STROBBER AND LITH. CINCINNATI, O.

HISTORIC VS. AUTO-ORIENTED PATTERNS



VS.

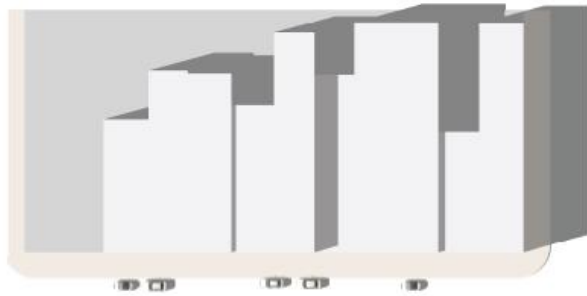


- Grid network
- Mixed uses
- Main streets/town centers
- Front doors on streets

- Disconnected streets
- Separated uses
- Strip commercial
- Larger, fewer centers
- Front doors on parking lots

HARMONIZE WITH OREM'S PLANS

Traditional "blighted" block's combined tax base =
\$1,136,500*



Traditional Multi-Tenant Main Street

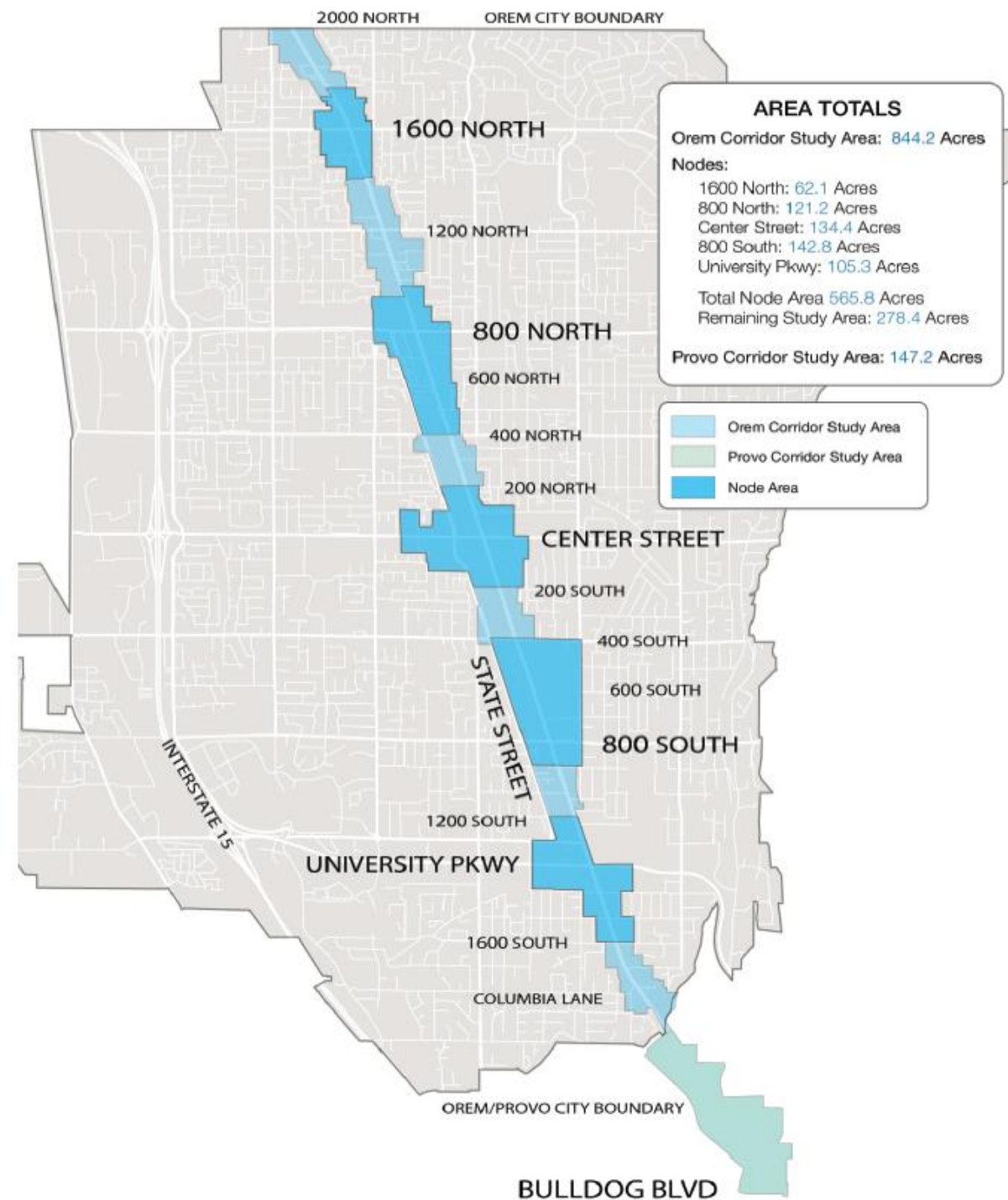
Shiny and new restaurant's tax base =
\$803,200*



New Single-Tenant Pad Site

★ The old and blighted traditional commercial block still outperforms the new, auto-oriented development by 41%. - The Cost of Auto Orientation, Strong Towns®, 2012

Figure 9: Economic comparison of development patterns



Examples of Historic Mixed-Use Centers

BRIGHAM CITY



PROVO



OGDEN



PARK CITY

Examples of New Mixed-Use Centers

FARMINGTON STATION



DAYBREAK



GATEWAY



RIVERWOODS

Examples of Revitalized Mixed-Use Centers

CITY CREEK



SUGAR HOUSE



HOLLADAY

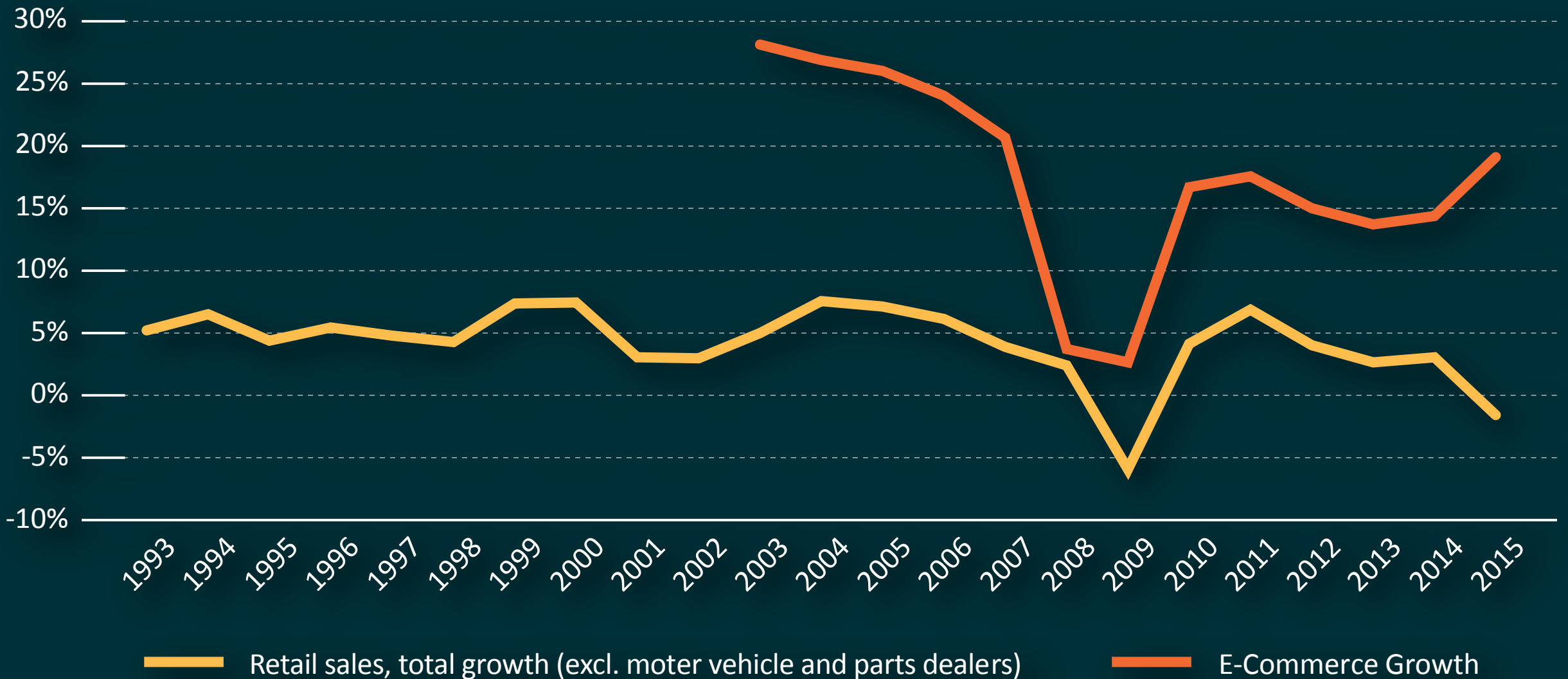


9th AND 9th

YOUR UTAH, YOUR FUTURE VISION:
THE OPPORTUNITY

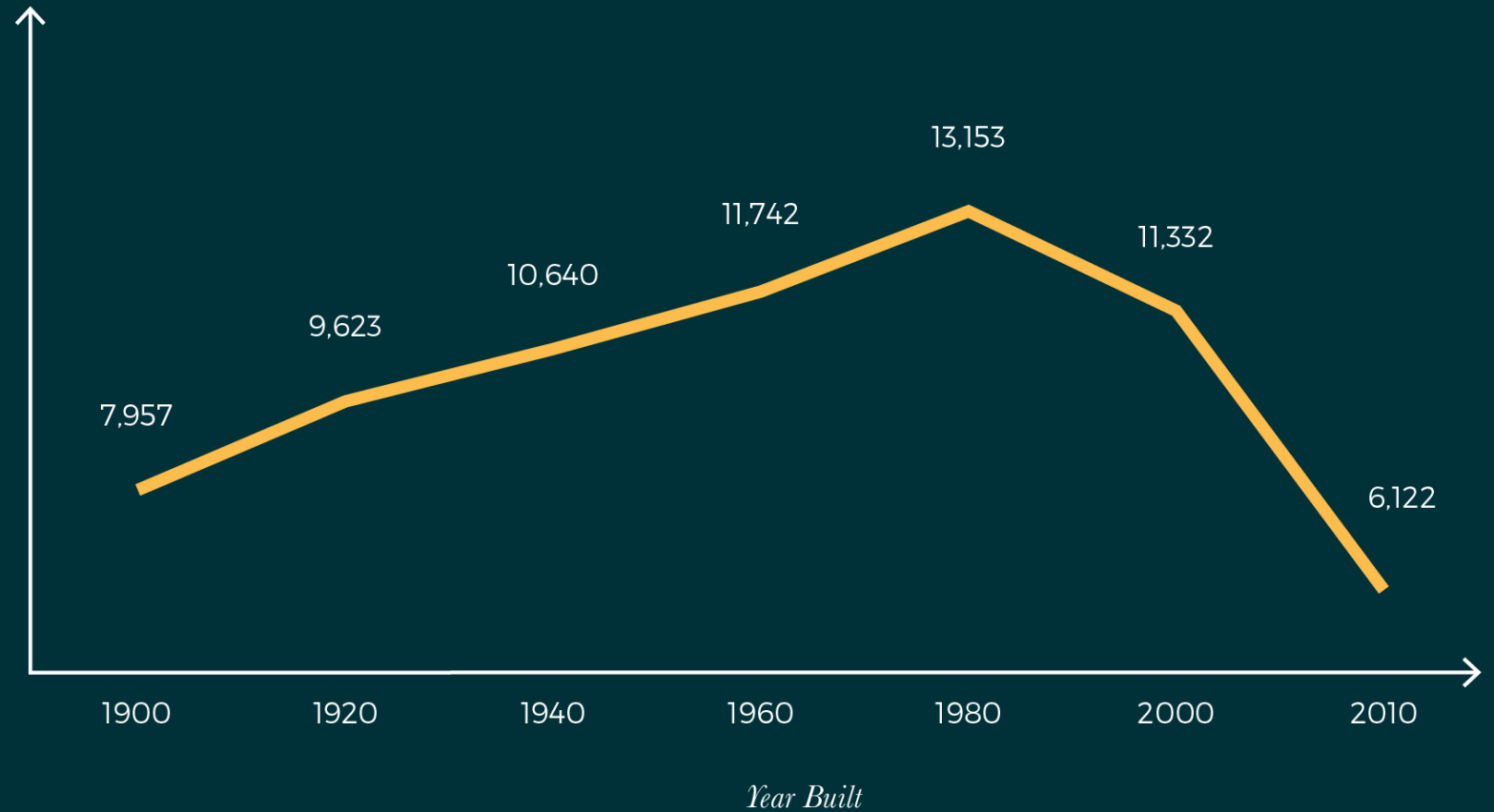


BECAUSE OF ONLINE SHOPPING, WE'LL NEED LESS RETAIL SPACE



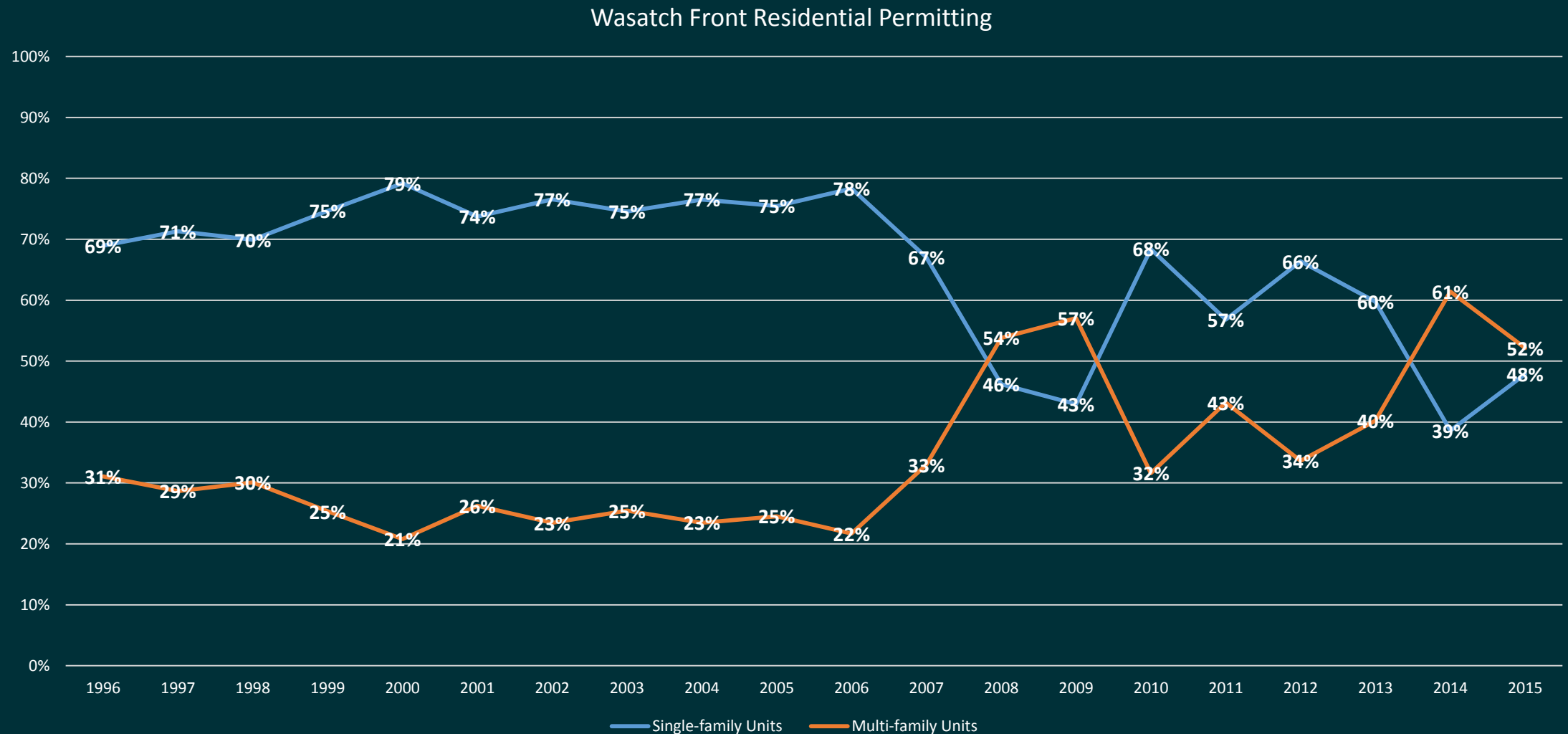
CENTERS + MIX OF HOUSING

Lots are getting
smaller across the
Wasatch Front



AVERAGE SINGLE-FAMILY LOT SIZE IN SALT LAKE COUNTY
(In Square Feet)

Permits for single-family units have declined while permits for multi-family units have increased.

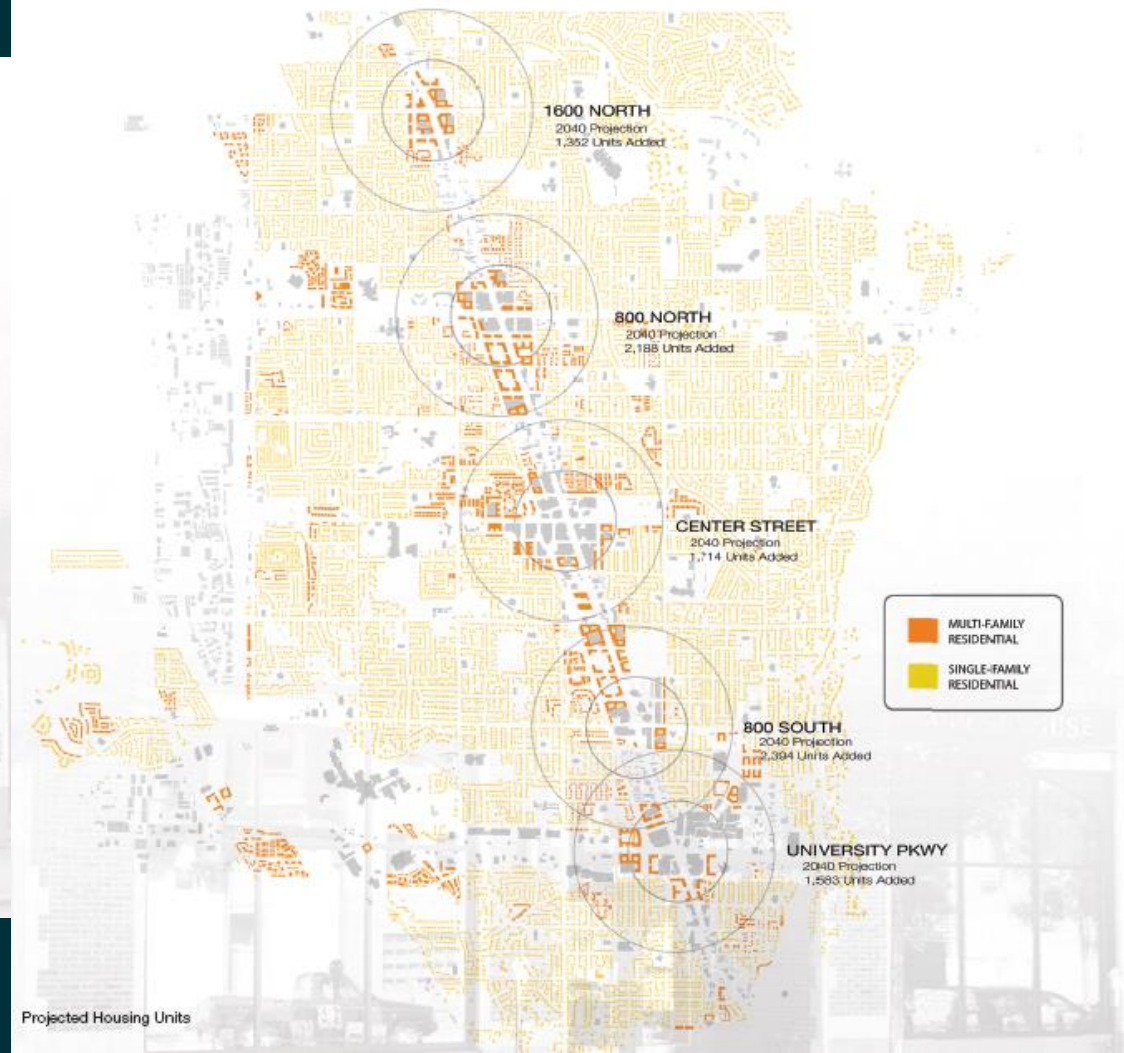


INCREASED DEMAND FOR HOUSING VARIETY

Projected Housing Units

Location	2040 Units Added	2040 Total Units (Current + Projected - Displaced Units)
1600 North (North Village)	1,352	2,727
800 North (Canyon Crossing)	2,368	4,554
Center Street (City Center)	1,714	4,091
800 South (Arts District)	2,394	5,258
University Parkway (The Hub)	1,583	4,444
Total	9,411	21,074

Table 2: Projected Housing Units



Projected Housing Units



5 Year Build Out



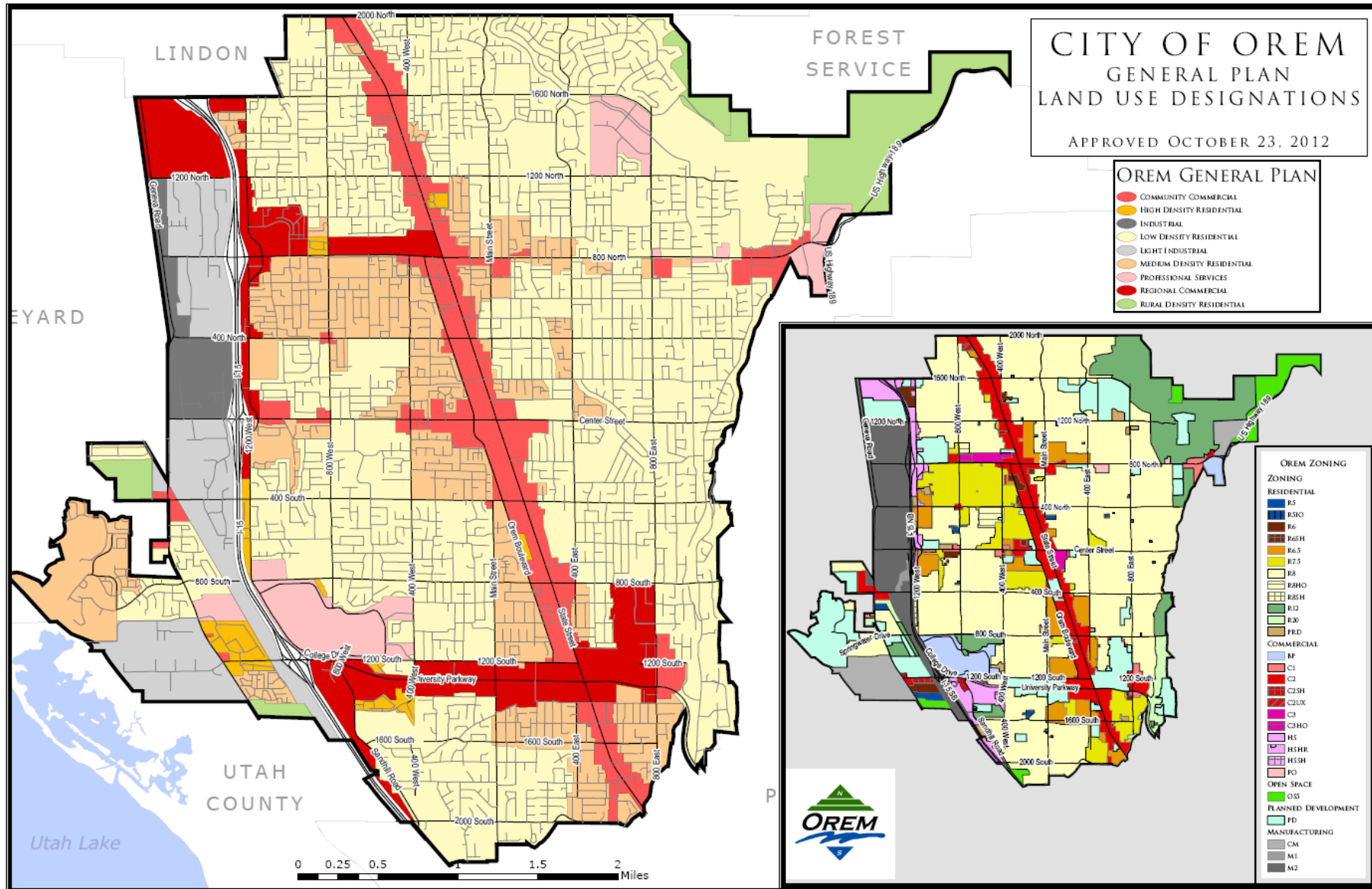
10 Year Build Out



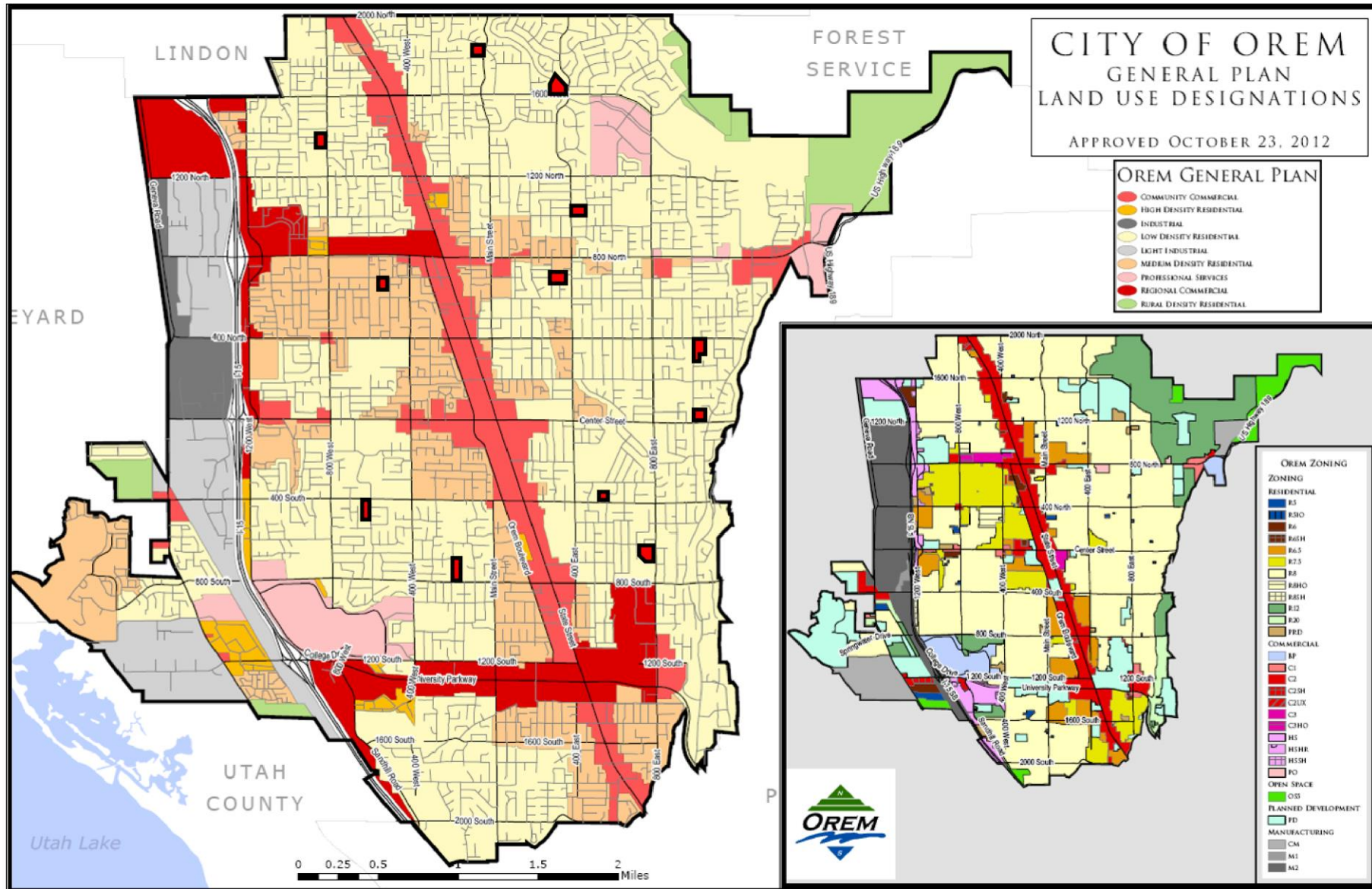
25 Year Build Out

OREM STATE STREET CORRIDOR MASTER PLAN

OPPORTUNITIES FOR OREM



OPPORTUNITIES FOR OREM



Potential Mixed-Use Center – Magna Main Street



Potential Mixed-Use Center – Magna Main Street



Potential Mixed-Use Center – Meadowbrook Station



Potential Mixed-Use Center – Meadowbrook Station



Potential Mixed-Use Center – SLC Depot District



Potential Mixed-Use Center – SLC Depot District





WASATCH FRONT CENTERS VISION

IMPLEMENTING THE VISION

- A transportation and centers strategy for the Greater Wasatch Area
- Integrates land use and transportation
- Leads to the next Regional Transportation Plans





Additional questions?